

ALSTEAD ZONING BOARD OF ADJUSTMENT
POB 60, Alstead, New Hampshire 03602
Phone/Fax 603-835-2986
Fax 835-2178
www.alsteadnh.org

MEETING MINUTES
June 5, 2017

Note: These minutes are furnished for public inspection in accordance with RSA 91-A:2 and are unapproved until offered for disposition by the Board at a regular meeting. **ACCEPTED AS CORRECTED 8/7/17.**

ZBA Members present: Dennis Molesky/Chairman, Joseph Cartwright, Kevin Clark, Sam Sutcliffe and David Konesko /Alternate&PB Member. Hans Waldmann/Zoning Officer was also present.

Molesky/Chairman opened the Meeting at 7:40PM. John Meunier and James Flanagan from 1086 Forest Road were present for a informational visit, to discuss the possibility of using their property as a wedding venue; and they have named it 'Hill Pond Farm'. They explained that they have looked through the Town's Zoning Ordinance and have found some ambiguity as to what area in the Table of Permitted Uses this proposal would fall under, and spoke about how the town of Hillsboro has recently amended agri-tourism to include wedding/reunions.

Molesky explained that if they were applying today that the application would be for a meeting hall and/or commercial recreation; and that only at a later time could agri-tourism be added under agriculture. Cartwright felt it was already covered under agriculture.

Meunier and Flanagan explained that they did not intend to have a commercial kitchen, only a food prep area, and that events would be completely catered. They also explained that they have a new septic system that can accommodate up to 150 people per event.

It was discussed how the property fell in two different districts – if it falls in the village district a meeting hall would need to be applied for, as a commercial recreational facility is not allowed – and a Variance would need to be applied for. If the property is determined to be in the rural district, then a Special Exception for Community Recreational Facility would need to be applied for. Meeting Halls are allowed in all three districts. Correspondence from Attorney Waugh from December 2011 was reviewed.

In the Town's Zoning Ordinance, Article III B 4 states that where interpretation is necessary, than the Town's Planning Board shall determine the location of the District Boundary; Article IV A pertains to Lots in Two Zoning Districts. The Board determined the part of the property in question fell in the Village District, thus a Variance is required. *Marsden to email Variance information to them.

Waldmann had emailed information on the Dan and Beth Kurz Building Permit #832, as follow-up on the situation regarding the building. Waldmann explained that the original building had been taken down, and a Building Permit had been issued on 10/21/2013, and had been extended – so the building was legitimately rebuilt.

At 8:49PM a Motion (Cartwright/Clark) was made to adjourn the Meeting. Motion passed.

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Respectfully submitted,

Melanie Marsden/Administrative Assistant

**The next regular meeting will be held on Monday, 7/17/17 at 7:30PM at the Alstead Municipal Offices.
There will be no meeting on Monday 7/3/17**